

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		CHESTER ST, ARLINGTON

OWNERSHIP

Owner 1:	KANG SUNNY & BUM-SEUNG
Owner 2:	
Owner 3:	
Street 1:	72 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	SAKURA DAVID J/ETAL -
Owner 2:	SAKURA MARYELLEN -
Street 1:	72 CHESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,156 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 2080 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6156		Sq. Ft.	Site		0	80.	0.98	9									483,743						483,700	

Total AC/HA:	0.14132	Total SF/SM:	6156	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6156.000	390,700		483,700	874,400
Total Card	0.141	390,700		483,700	874,400
Total Parcel	0.141	390,700		483,700	874,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	420.38	/Parcel:	420.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	553,400	0	6,156.	483,700	1,037,100	1,037,100	Year End Roll	12/18/2019
2019	101	FV	420,400	0	6,156.	453,500	873,900	873,900	Year End Roll	1/3/2019
2018	101	FV	420,400	0	6,156.	374,900	795,300	795,300	Year End Roll	12/20/2017
2017	101	FV	420,400	0	6,156.	344,700	765,100	765,100	Year End Roll	1/3/2017
2016	101	FV	420,400	0	6,156.	314,400	734,800	734,800	Year End	1/4/2016
2015	101	FV	404,500	0	6,156.	308,400	712,900	712,900	Year End Roll	12/11/2014
2014	101	FV	404,500	0	6,156.	286,600	691,100	691,100	Year End Roll	12/16/2013
2013	101	FV	404,500	0	6,156.	272,700	677,200	677,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAKURA DAVID J/	56826-509		5/6/2011		710,000	No	No		
FRIEL JAMES P/E	24540-151		5/16/1994		261,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2010	2397	New Wind	12,389					REPL 4 WINDOWS
10/23/2009	1046	New Wind	7,719					
10/26/2006	930	New Wind	1,000					
9/15/2003	772	Re-Roof	5,000					

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10/26/2006	930	New Wind	1,000					
9/15/2003	772	Re-Roof	5,000					

Legal Description
Entered Lot Size
Total Land:
Land Unit Type:

Parcel ID 153.0-0001-0004.0

Asses'd Value	Notes	Date
1,037,100	Year End Roll	12/18/2019
873,900	Year End Roll	1/3/2019
795,300	Year End Roll	12/20/2017
765,100	Year End Roll	1/3/2017
734,800	Year End	1/4/2016
712,900	Year End Roll	12/11/2014
691,100	Year End Roll	12/16/2013
677,200		12/13/2012

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAKURA DAVID J/	56826-509		5/6/2011		710,000	No	No		
FRIEL JAMES P/E	24540-151		5/16/1994		261,000	No	No	Y	

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2020	Inspected	PT	Paul T
7/27/2018	MEAS&NOTICE	HS	Hanne S
7/3/2012	Measured	JBS	JOHN S
11/10/2008	Meas/Inspect	189	PATRIOT
1/31/2000	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

Total:	483,743	Spl Credit	Total:	483,700
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User Acct
101400
GIS Ref
GIS Ref
Insp Date
02/07/20

!11981!

PRINT

Date	Time
12/11/20	02:06:17

LAST REV

Date	Time
02/26/20	08:11:53

mmcmakin

11981

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 101400

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

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